

Town of Kittery Planning Board Meeting September 29, 2016

Town Code Amendments – Town Code Amendments – 16.2.2 Definitions

Action: Hold a public hearing. Recommend to Town Council. The proposed amendment addresses language and organization within the definitions chapter of Title 16.

PROJECT TRACKING

| REQ'D | ACTION | COMMENTS | STATUS |
|-------|--|-------------------------|---------|
| YES | Initial Planning Board Meeting | 7/28/2016 | HELD |
| NO | Secondary Planning Board Meeting | | |
| YES | Public Hearing (special notice requirements) | Scheduled for 9/29/2016 | PENDING |
| YES | Review/Approval/ Recommendation to Town Council | | TBD |

Review

Attached for the Board's consideration is an amendment to retitle "Coverage (lot, building)" as "Building Coverage" to increase the intrinsicality of the location within the definitions chapter. The proposed amendment also removes the definition for "Coverage (lot, structure)" to avoid confusion with definition for "Devegetated Area", adopted by Town Council on July 25, 2016.

Recommendation

If the Planning Board is amenable to the proposed amendments and/or along with any revisions they find is warranted, the Board can...

... move to recommend to Town Council adoption for Town Code Amendments – 16.2.2 Definitions for August 25, 2016.

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or property. Each portion of a building, separated from other portions by a fire wall, is considered as a separate structure.

Building coverage means the aggregate or the maximum horizontal area of all buildings on the lot including accessory buildings but excluding cornices, eaves or gutters projecting not more than twenty-four (24) inches. Pet shelters, playground equipment, tree houses, and structures that are not also “buildings” are not used in calculating building coverage. Additionally, this is not to be construed to mean the aggregate of floors in a multi-level building.

Building frontage means linear footage along the face of the building containing the main public entry, commonly labeled “front elevation” on building plans.

...

Corner Lot. In zones where yards are required:

1. Such corner lots, located at the intersection of two streets, are deemed to have a side rather than a front yard between the principal building and the side street. Such side yard may not be less than the front yard requirements of uses located on the side street.

2. Such corner lots, located at the intersection of two streets, are deemed to have a side rather than a rear yard between the principal building and the abutting property on the side street. Such side yard may not be less than the side yard requirements of uses located on the side street.

3. All such side yards described above must conform to the specific regulations related to the yard space and related building height contained in the district provisions of this Code.

~~**Coverage (lot, building)** means the aggregate or the maximum horizontal area of all buildings on the lot including accessory buildings but excluding cornices, eaves, or gutters projecting not more than twenty-four (24) inches. Pet shelters, playground equipment, tree houses, and structures that are not also “buildings” are not used in calculating building coverage. Additionally, this is not to be construed to mean the aggregate of floors in a multi-level building.~~ {see definition for “Building Coverage”}

~~**Coverage (lot, structure)** means the aggregate or the maximum horizontal area of all structures and buildings on the lot including accessory structures and buildings but excluding cornices, eaves, or gutters projecting not more than twenty-four (24) inches. Pet shelters, playground equipment, and treehouses are not used in calculating structure coverage.~~

Cut-off fixture means a lighting fixture or luminaire that controls glare by directing light well below the horizontal. A cut-off fixture limits the direction of light so that a maximum of two and one-half percent of the total lamp lumens shine above ninety (90) degrees or a line parallel to the surface of the ground and a maximum of ten percent (10%) of the lamp lumens shine above eighty (80) degrees, including any above ninety (90) degrees, as shown in the following sketch.